CITY REAL ESTATE FOR SALE. From Battery to 14th St., inclusive. A.—BARGAIN.—135 PERRY ST., WELL BUILT FIVE tory three family Apartment Rouse; all improvements; ust failshed; morigage \$22,000, 416. Apply to owner, on remises.

A CORNER ON WOOSTER, BELOW 4TH ST., FOR sie; old building renting for nearly sight per cent on rice.

T. S. CLARKSON & CO., 55 Liberty st. A NEW SIX STORY BUILDING ON SOUTH 5TH av. for sale cheap. T. S. CLARKSON & CO., 55 Liberty st. AN APARTMENT HOUSE BETWEEN BROADWAY and University piace for sale; well rented.
T. S. CLARKSON & CO., 55 Liberty st. T. S. CLARKSON & CO., 55 Liberty st.

BARGAIN-20 JANE ST., FIVE STORY DOUBLE
Tenement; renis \$2,450, price \$22,000.

BAHAN, 261 West 14th.

20 PER CENT INVESTMENT.—FIVE STORY DOUble improved Tenement, near Grand st., New York; 14
rooms on a floor; newy terms. Owner, 255 Fullon st.,
Brocklyn. Above 14th St., 5th Av. to East River.

A1.—WHAT HAVE YOU TO OFFER FOR SALE OR of rent! No charge for registering. Our location inwares us a good class of buyers and desirable tenants, special attention given to property put exclusively in our
sands; rents collected. T. JUDSON KILPATRICK &
CO., 640 Madison av., corner 50th st. A.—FOR SALE, A FOUR STORY ENGLISH BASE-ment brick House, well built, with every modern im-provement; handsomely infahed; sanitary in all re-spects; price reasonable; terms easy. Call after 10 on resident owner, 250 East 23d at. resident owner, 220 East 223 at.

A BARGAIN.—FOUR STORY BROWN STONE PRI-vate House, 60th st., near Madison av., one block from Central Park, 20x52x100; price \$35,000.

F. ZITTEL, 1,026 3d av. A VERY FINE 25 FOOT, CABINET FINISHED, PRI wate Dwelling, 65th st., near 5th av.; will sell reason F. ZITTEL, 1,026 3d av. A FOUR STORY CORNER, LEXINGTON AV., NEAR 58th st; price \$2,800.
GREENWALD & CO., 202 Broadway.

A.-A.-A.-A full Lot on 73d st., east of av. A; price \$5,000, JOHN F. B. SMYTH, 09 Liberty st. A BARGAIN. - ELEGANT THREE STORY HIGH stoop brown stone House; subcellar, J., 242 East 33d st. BUSINESS CORNER, ALL RENTED, PAYING nearly \$5,000; price only \$40,000; little cash.

STEIN, 940 2d av. FOR SALE-158 EAST 102D ST., FOUR STORY brown stone Tenement, 20 by about 60 by 100; \$11,000, COUDERT BROTHERS, 70 William st. HOUSE 147 EAST 45TH ST. FOR SALE OR RENT. Apply to owner, HAWKESWORTH, 15 State st. IN 124TH ST.-THREE STORY BROWN STONE, with carpets, \$11,500. BARNETT & CO., 9 East 125th. MURRAY HILL, EAST STH ST. DESIRABLE FOUR atory, high stoop private House, 21x50x100; perfect order; bargain to quick purchaser. FOLSOM BRGS., 834 Breadway. Two DECORATED PRIVATE DWELLINGS FOR sale, 1,232 and 1,234 Madison av., between 88th and 88th sts.; watchwar on the premises.

E RILPATRICK, Builder.

32 EAST 63D ST.-FOUR STORY CABINET FIN isbed Honse, 20x60x100 feet, with extension, mear Madison av., \$38,000; no reasonable offered refused. Per mits et f. A. BURNETT & CO., 700 Madison av. miss of t. A BURNETT & CO., 709 Madison Av.—FOUR atory cabinet finish House, with dining room extension; elegant gas fixtures and decorations and mirrors; will be sold for \$56,000; will leave at \$2,500.

T. A. BURNETT & CO., 709 Madison av.

1218T, NEAR MADISON AV.—THREE STORY brown stone, 18 feet from; perfect order; \$16,000; terms easy, cheap. KETCHAM & BUTLER, 58 West 125th. easy, sheap. KETCHAM & BUTLER, SS West 123th.

1280 ST., NO. 321, FOR SALE-PRIVATE DWELLing, 18x100, all improvements; price \$9,750; liberal terms; bargain. Owner, 120 Breadway, third floor, \$8,000 CASH-DESIRABLE EAST SIDE THREE story private House, 18.6x40x102; perfect order.
FOLSOM BROTHERS, 854 Broadway.

Above 14th St., 5th Av. to North River. A .- THE ATTENTION OF THOSE WHO WISH TO PURCHASE A FIRST CLASS

PRIVATE RESIDENCE
18 CALLED TO
NO. 187 WEST 71ST ST.
(THE ONLY ONE TEST IN THE ROW),
BETWEEN COLUMBUS AND AMSTERDAN AVS. These houses are finished in the same elegant manner which characterizes all our work. The trim is hard wood throughout. They can be seen any day, Sundays included. For particulars apply to or address cluded. For particulars apply to or address.

1,172 COLUMBUS AV., CORNER 72D ST.

A.—WE OFFER FOR SALE.

EXAMINE THEM, 69 to 78 West 70th st. at any time, or address for description and plans,

Challes BUEK & CO.,

Columbus av., corner 72d st.

A.-A.-BEFORE BUYING ANYWHERE BLSE examine the FINEST HOUSES

FIREST HOUSES

OR the
FIREST STREET
In this city.
BUILT BY JOHN G. PRAGUE, ARCHITECT.
Perfectly maguificent in all details and finish.
NOS. 133 TO 141 WEST SETH ST.
boulevard street, 100 feet wide, no other street, in the
world as fine in its artistic laying out; houses fall width
and of immense depth, back staircases, double cellars,
&c. Apply to POWER, 520 Columbus av.

A PREFILESS MANNIONS WANHATTAN SOURCE A -PERRLESS MANSIONS, MANHATTAN SQUARE North (Signature 1) to the second state of the

arenteet, in "The City House," in Seriouser's to Jane.

Thises will be guaranteed by policies of title insurance of the TITLE GUARANTEE AND TRUST COMPANY, 55 Liberty et., New York: RICHARD DEEVES, Owner and Builder, 68 West Sad at.

A.—PARTIES WISHING TO PURCHASE a first class private House would do well to examine the newly fluided Houses Nos. 102, 164, 156, 158 West 74th st.. between Columbus and Amsterdam and.

Those Houses are thoroughly and substantially built by day's work and are inished in the best and mest complete manner. Always open.

Address JOHN COAR, Builder, 154 West 74th st..

A PLOT OF FIVE LOTS ON THE NORTHWEST corner of Central Park West and Sith st.

and aplot of six Lots on the southwest corner of same avenue and street. For sale by the owner.

JAMES R. SMITH,

79 Cedar st.

A.-A.-WE HAVE COMPLETED THRRE ELEGANT
22880 DWELLINGS, WITH BACK STATEGASE,
FINE WOODWORK, DOUBLE CELLARS; ALL BUILT
BY J. Q. PRAGUE, ARCHITECT, FOR AN ESTATE,
NOS. 143, 145 AND 147 WEST SETH ST. CONCEDED
TO BE THE FINEST STREET IN NEW YORK, GREAT
BARGAIN, INQUIRE OFFICE OF ESTATE, FOWER,
COLUMBUS AV., CORNER SETH ST. COLUMBUS AV., CORNER SOTH ST.

A.-A.-WEST END AV., 193D AND 194TH STS.
Eisgant three story and baser ent. 29 feet; also corner

House and adjoining on 193d st., 17 and 18 feet from store high stoop, bay window fronts, latest im
provements; 519,000 to \$25,000; terms to suit; inspec
tion invited; title guaranteed by Title Gearantee Trust

Company, 55 Liberty. WALKER & LAMSON.

A FULL FRONT OF EIGHT LOTS ON THE WEST rly side of 7th av., between 148th and 147th sts., excavated,

JAMES B. SMITH, 79 Cedar st. A.-A.-A.-72D ST. THE WEST SIDE 5TH AV.
EXAMINE TO-DAY
THE FINEST 25 FOOT FALATIAL RESIDENCE,
EXTRA BUILT. SUPERIOR IN EVERY PART;
price reasonable; must increase in value; no houses on
the west side their equal in spacejuaness and elegance;
open daily.

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A.—A BARGAIN; ONLY ONE LEFT.—84 WEST SOTH at.—Four story 20 foot extra fine Residence: improving neighborhood; must be sold this week; see it. F. CRAWFORD, Builder, 114 West 72d st.

A.-A.-A.-FULL LOT ON 168TH ST., WEST OF 10th av.; price \$4.250, JOHN P. B. SMYTH, 69 Liberty st.

A FOUR STORY BRICK HOUSE, 43D ST., NEAR Broadway, only \$17,000, S. M. BLAKELY, 1,526 Broadway.

A.—129TH ST. NEAR 5TH AV.—THREE STORY brown stone, 18.0x50x98, 11 feet; price \$18,000.

A.—13TH ST. WEST STH AV.—LEASEHOLD Dwelling, long lease; low rent. AVERY, 202 Sth av.

BUILDERS, ATTENTION!!—PLOT, 96TH ST., NEAR 5th av., 175x100, squitable for fine apartments; money no object; £100,000 profit warranted; no brokers, BANKER, BEO Harald.

BUILDERS, ATTENTION:-LOTS, NEAR BROAD-way and 52d st., 60x100, \$51,000, SAML, BLAKELY, 1,520 Broadway. BUILEVARD, NORTHEAST CORNER 85TH ST.— 1036 Lots. OTTO ERNST, South Amboy, N. J.

FOUR STORY, LARGE EXTENSION, FIRST CLASS private Dwellings, south side of SSd st., west of Central Park West; hardwood trim; all latest improvements in construction have been adopted.

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FINEST LOCATED LOTS IN HARLEM.—135TH ST.,
100 feet wide; only one block from ele-ated station; sand
lots; adjoining 7th as: private bousse opposite; ripe for
immediate improvement; terms easy; price reasonable,
T. W. SHOTWELL. 2,226 7th av.

FOR SALE—NO. 15 WEST 120TH ST.—A THREE
ytory brick and brown stone Dwelling; unusually well
quift; decorated throughout; open for inspection.

LOTS—RAPID TRANSIT—WEST END AV.—EIGHT
pr 14 Lots, together; very cheap speculation; investuent or improvement; no restriction.

C. H. ELISS, 1,441 Broadway.

MUST BE SOLD AT DNUE—A FOUR STORY

MUST BE SOLD AT ONCE A FOUR STORY stone Dwelling near West 23d st.; perfect order; only 13,500. EXECUTOR, 245 Herald Uptown. 17 WEST 128TH ST.-DESIRABLE THREE STORY Frame House, 22 feet front; good order; \$13,500 KETCHAM & BUTLER, 38 West 125th st. 373 WEST 123D -HANDSOME THREE STORY well, front; fine block; only \$10,000; will self quick.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River. 34TH ST., FOUR STORY BROWN STONE, 22 FEET, setween Broadway and 7th av., \$38,000; perfect order. ADRIAN G. HEGEMAN & CO., 1,321 Broadway. 49TH ST, NO. 72 WEST -ELEGANT 21 FOOT RESI-dence; perfect order; large extension; price \$37,500; mortgage to suit; always-open. ROBINSON, Owner, 145 Brondway.

ROBINSON, Owner, 145 Broadway.

98TH ST., 5TH TO '91H AV.-23.4X100, WITH TWO
frame Houses, rented for \$65 per menth; price \$13.000.

J. EDGAR LEAYCRAFT,

1,544 Broadway.

\$15,000 FOR THREE STORY QUREN ANNE 18 FOOT House, near office, STEVENS, 9th av. and 104th; 9th av., corner \$34. \$21,000 FOR SINGLE FLAT, FULLY RENTED, NEAR Hat street station; only \$7,000 cash needed; balance Slat etreet station; only v., casy terms, casy terms, STABLER & SMITH, Columbus av., corner 72d,

North Side (Above Harlem River).

A.-FOR MANUFACTURERS, BUILDERS AND INVESTORS.

THE PORT MORRIS LAND AND IMPROVEMENT CO. offer for sale on easy terms very choice Blocks and Flots at Port Morris (Iwenty-third ward), including EAST RIVER WATEP FRONTS.

lying between 1824 and 185th sto, on deep water, for factories, lumber and stone yards, &c., horse cars running to foot of East 188th st, branches of New Haven and Harlem railreads run through the property, affording all rail connection (without breaking bulk) to all parts of the country. Also choice Lots and Flots for investment or immediate improvement on and adjacents of SOUTHERN BOULEVARD AND ST. ANN'S AV. near St. Mary's Fark, or streets already sewered, ourbed, lagged and guitered, and on line of proposed horse car year. Mappard particulars of WM. REYNOLDS BROWN, 59 LIBERTY ST.

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A.-TWO FULL LOTS, MOUNT HOPE, \$2,500; FOUR
Lots, \$7,200. Call personally.

BURNETT & CO., Tremont.

ATRACTIVE HOUSE (TREMONT), TWO LOTS, BEST
street, \$5,000; payment \$1,500; monthly \$35,

BURNETT & CO., Tremont.

A.-24TH WARD PROPERTY FOR SALE OR RENT.
Send diagram to BURNETT & CO., Builders, Tremont. CHOICE VILLA RESIDENCES FOR SALE IN THE suburban quarter Bedford Park, in the city of New York, from 316,000 to \$20,000; many sold and new occupied. Owner, 111 Broadway, room 50.

Owner, 111 Broadway, room 50.

COTTAGES - 24TH WARD, MORRIS HEIGHTS (Dock); Northern Railroad; all improvements; Lots.

ANDREW POWELL, 167 Broadway.

ELEGANT HOUSE, STABLE AND GROUNDS, 24TH ward; Northern Railroad; might exchange; circulars.

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A.—AT PRIVATE SALE.
RICHARD V. HARNETT & CO.,
71 AND 73 LIBERTY ST.
FOUR STORY DWELLINGS.
OTH ST., near 5th av., 24.11x0x83.11, possession

Nay '92 \$25,000 11TH ST., B'way and University p. 27x60x103.8. 45,000 11TH ST., w. 6th av., 21.5x50x100, rent \$1,500; price 1716.
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ST., bet. 5th and 6th avs., 25x65xext.x100.5... 75,000 d ST., bet. 5th and 6th avs., 25x60x2 story ext. | 100 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,0

All the latest builders' catalogues of WEST SIDE HOUSES NORTH OF 59TH ST. Information and permits from RICHARD V. HARNETT & CO., Brokers and Agents, 71 and 73 Liberty st.

SIX TENEMENT HOUSES TO DIVIDE AN Estate; location good; best of paying tonants in them; will be sold cheap. For particulars address M. A. 159 Herald.

\$35,000-45TH ST., NEAR 5TH AV., FOUR STORY Dwelling, dining room extension. SAMUEL BLAKELY, 1,528 Broadway. \$12,000 CASH WILL BUY SIX STORY TENEMENT; rent \$4,440; price \$41,000. GREENWALD & CO., 202 Broadway.

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AND TO RENT.

A BARGAIN ON GATES AV., IN SIGHT OF "L"
station—New four story brick and terra cotta from Store
and Fists, 28x05x100; stores with three rooms, fists five
rooms; all improvements completed; furnished; now
rented for \$1,560; price \$18,000, will take \$14,500; very
cheap.

J. S. WERGURGN, 200 G.

J. S. FERGUSON, 969 Gates av A.—HOUSEN FOR SALE—BROOKLYN UPTOWN configurators for homoseckers and investors. WILLIAM.

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DON'T PAY RENT.—BUY A BUSINESS CORNER Property of your own in Brooklyn, with established iquor store doing good trade, at a bargain. luquire in gar store 465 34 av., Now York. cigar store 465 3d av., New York.

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HALL, 349 Franklin av.

story brown stone, Greene av. School Street, Convertive story, \$5,500.

FULTON STREET STORES, NEAR PLATRUSH av.—One 16x45, one 40x50; brick; plate glass; 80 fees on side streets to be improved. WM. MAUKEY, 478 Pulcen.

TO LET—IN BROOKLYN, E. D.—TWO NEW FACTORY Buildings, 110x85 feet; Roebling st., corner North 2d, close to ferries and freight depote; two elevators, four stalrways: light on all sides; abbestos floors; low insurance rates; whole Buildings or Lotte of 4,000 and 8,000 aquare feet.

JAMES CATANAGH, 17 Hope at, Brocklyn, E. D. THREE STORY BRICK STORES, GOOD FOR ANY business: also three story brick Flats, Owner, Bushwick

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SEND US A POSTAL FOR OUR COMPLETE LIST of Houses for sale and to let. EMMONS & CO., 488 Communipaw av., Jersey City.

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A HOUSE IN MOUNT VERNON TO LEASE OR FOR
sale; 14 rooms; all newly decorated and in perfect condition; all improvements; ground 100x100; five minutes
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FOR SALE IN ROCHELLE PARK, NEW ROchelle, N. Y.—New House, all modern improvements; let
100 by 200; 14 rooms; terms easy. J. A. S. GREGG, room
524 Tempis Court, 3, W Beckman st, city.

FULL LINE ELEGANT COUNTRY SEATS AND
Cottages, Tarrytown and along Hudson; make selections
early, \$500 to \$5,000 season.

H. W. NICHOLS, 29 West 14th.

H. W. NICHOLS, 20 West 14th.

TO LET IN MOUNT VERNOR—LARGE DOUBLE
House, 25 rooms and in perfect condition; ground and
stable; auitable for hearding house, small hotel or private house; low rent. Owner, 15 East 42d st. WESTCHESTER COUNTY LARGE AND SMALL, Places for sale. FISH BROS., 16 East 23d st., New York.

AT NYAUK ON HUDSON FOR SALE AN ELF-gant Country Seat, farmished or unfurpished; extensive river frontage; large bouse, stable, &c.; buildings have all city conveniences; heat, water, gas, &c.; house deco-rated; will be sold reasonable to close an estate; terms to suit purchaser. ROCKLANDER, box 516 Herald office.

office.

A.FOR SALE—THE MARGATE, ATLANTIC CITY:
Most eligibly situated on Pacific av., within three blocks
of the Pennsylvania Railroad depot; 51 large bedrooms,
large reception hall, dining room and parior and all conveniences for first class hotel: terms easy. Address
I. G. ADAMS & CO., Atlantic City, N. J.

AT GREENWICH—COUNTRY SEAT FOR SALE;
elegant large residence, handsomely decorated, all improvements; carriage house; 24 acres.
BENJ, F. TRUMPY, 336 Brooms st. A LARGE SHERP RANCH IN NEVADA FOR SALE with the Stock; can be bought on a profitable basis.

T. S. CLARASON & CO., 55 Liberty st. with the Stock, can be bought on a promise.

T. S. CLARESON & CO. 55 Liberty st.

A.—STATEN ISLAND REAL ESTATE A SPEcialty.—Mansions, Cottages, Building Sites, Water Fronts, Factories.

BARGAIN.—EASY PAYMENTS—SHORE FRONT Homestead, free and clear, sorth shore Staten Island; fare 10 cents; large, roomy house; improved grounds; rail and water facilities; desirable for resident or business purposes; exchange for Flat or Tenement.

JOHN H. PLATT, 150 Broadway.

BATH BEACH AND BENSONHURST-BY-THE-SEA, Long Island,—Hotels, Boarding Houses and Cottages to let. MORRISSEY'S real estate office, opposite Bath Beach Depot.

BUILDING LOTS—NORTHPORT, L. L., AT 88 50 each; send for circular; deeds by mail.

LEWIS, 27 Centre st.

LEWIS, 27 Centre st.

CHEAP RENTS!! CHEAP RENTS!!

Water power!! Water power!! Water power!!

Save coal bills, ongineers and dremen.

We offer for a term of years, within thirty miles from New York, the following Buildings, with water wheels complete:

Complete. 130x140, water wheel registering 200 h. p. Building. 30x152, water wheel registering 200 h. p. Building. 50x152, water wheel registering 200 h. p. Building. 35x70, with addition, 35x60; water wheel buildings altered to suit tennants. Bent of their pace, Sc. per aquare foot. Rent of water power, with privilege to use day and night, 330 per horse power.

Answer, stating character of business, to C. L., box 208 Horsid office.

Herald office.

FURNISHED.—TO LET, FOR SEASON, AT RICH-Field Springs, N. Y., a large House of 18 rooms; good for a hoarding house; 10 minutes from depet, and lays on main street, this is a popular place for sulphir bathing; also large stable. luquire PH. BRAENDER, 120 East 80th st.

FOR SALE—IN SUPPERN, DESIRABLE HOUSES and Land; also to rent, first class Lofts for manufacturing purposes. Apply room 53, 55 Liberty at., eity.

HOUSE OF 35 BOOMS TO LET WITH ALL CONveniences and Barn, do. Addrass FRANKLIN C. NORTON, Far Rockaway, Long Island.

FOR SALE OR TO LET-ELEGANT COUNTRY Seat: large house of 19 rooms, with all improvements; two coach houses; at Broadway, White Plains, N. Y.; 12 minutes walk from depot; photograph. Inquire of PH. BRAENDER, 120 East Seth st.

BRAENDER, 120 East 86th st. FOR SALE-AT ROSEVILLE, N. J., 38 MINUTES from New York, admirably located House; nine rooms, all improvements, 88,500; immediate possession. Address DAROTAH, Fost office box 1,202, New York. FOR SALE OR TO LET-IN ASTORIA, GOOD Location on the bill, House, ten rooms and bath; all modern improvements; ten minutes' walk to Ninety-second street ferry. Apply No IOS Remson st., Astoria, L. I.

FOR SALE-LAKEWOOD, N. J., 10 ACRES OF land, now house of 6 rooms, barn and hennery; ten minutes' walk from depot. Address D. ROBERTS, Lakewood, N. J.

wood, N. J.

LONG BRANCH, KLBERON, HOLLYWOOD, NOR-wood Park.—Riggantly furnished Cottages above lecations; several of fluest Eiberon ceem front Gettages for rent and sale. Apply soon to T. W. COOPER & CO., Long Branch. ORANGE, N. J.—DESIRABLE PROPERTIES, NEAR all stations, sale and rent. S. D. CONDIT, opposits Brick Church Station.

STAMFORD.—TO LET-A LARGE ASSORTMENT OF Dwelling Houses in best locations. HUBBARD'S Agency, Stamford, Conn. Agency, Stamford, Conn.

TO RENT FURNISHED—ON LONG ISLAND
Sound, three hundred yards from Rye Beach, old fashloned Mansion, twenty rooms. M. S., Post office box 964,
New York city.

TO RENT—CATTLIS RANCH: 700 ACRES LAND;
good buildings thereon and never falling spring
water; located 2½ hours' ride from New York city. Address AMBER, 106 Horald office.

dress AMBER, 108 Herald office.

65 LOTS, CORNER JACKSON AV. AND WOODSIDE av., immediately adjoining Long Island City, in the township of Newtown: three miles from Thirty-fourth street ferry, two miles from Ninty-second street ferry; the finest corner in Queens county, especially for hotel, pavilion of road house; is at junction of five constantly ravelled avenues and in straight line of all improvements, such as tunnel and bridge; five minutes walk from Woodside depot. AUGUST REYMERT, Atterney at Law, 128 Broadway, New York. \$4,500.—BEAUTIFUL MOUNTAIN HOME, 17 MILES out; house seven rooms; 10 acres; dry, healthy; pure water; fruit, abrubbery, lawn. EARL, Little Falls, N. J.

REAL ESTATE AT AUCTION. A.A.—SICHARD V. HARNETT & CO.,

A.A.—SICHARD V. HARNETT & CO.,

will sell at auction WEDNESDAY, February 18,

si 12 o'clock noon, at the Real Estate Exchange
and Auction Room, 55 to 65 Liberty st.

157 West 74th st.—Four story private Dwelling, three
story extension.

Av. A and 71st st., southeast corner—100.5x98,
156th st., near 10th av.—Two frame Dwellings.

TRUSTEE'S SALE.
CROOK'S HOTEL,
by order ABEL CROOK. Esq., Trustee and
Executor.

114 Park row—Six story marble front brick Building,
used as a hotel.
116 and 118 Park row—One story iron front brick
Building, sed as a restaurant; immediate possession.
JOHN A. CARNEY, Attorney, 83 Nassau st.

Maps at auctioneers', 71 and 73 Liberty st. Maps at auctioneers, 71 and 73 Liberty et.

A.-A.-RICHARD V. HARNETT & CO., AUCTIONeers, will sell at auction, etc. will sell at auction, at 12 o'clock noon, at the Real Estate Exchange and Auction Room, Nos. 50 to 65 Liberty st.

Peremptory sale valuable

Twelfth ward Property, by order of ISAAC M. DYUKMAN, 171 LOTS, fronting on the Harlem Ship Canal, Broadway, Kingsbridge av., Leyden st., Terrace View av., Van Corlear place, Jansen av.

60 PER CENT may remain at FIVE PER CENT. Title guaranteed by LAWYERS' TITLE INSURANCE CO. Pollcy given free of charge to each purchaser. D. G. CROSBY, Attorney, Times Building.

Maps at the auctioneers, 71 and 73 Liberty st. Maps at the auctionests, 71 and 73 Liberty st.

A.—A.—RICHARD V. HARNETT & CO., AUC'N'RS, WILL SELL AT AUOTION, TUESDAY, FEBRUARY 17, at 12 o'clock noon, at the Real Estate Exchange and Auction Rooms, Nos. 59 to 65 Liberty st.

RIVERSIDE DELVE, COMMENCING 107.6 FEET NORTH OF 1167H ST.

FOUR VERY ATTRACTIVELY SITUATED Plots of 30 feet front each and of extra dopth.

The park at this point is unawally wide, with promenade and bridle road; magnificent and unobstructed views of the Palisades, the Hudson, &c.

So per coni may remain at 3 per cent.

Telle guaranteed by the Title Guarantee and Trust Company without cost to purchasers.

Maps at Auctioneers', 71 and 73 Liberty st.

A.—A.—

A.-A.- JOHN F. R. SMYTH, Auctioneer, will sell at the Real Estate Exchange, 59 Liberty et., at 12 o'clock noon, 12 UESDAY, February 17, 1891, 421 West 18th 8t, between 9th and 10th ava,—Five story brick Bouble Flat, on 10t 25,10x2 feet.
414 and 416 East 115th at., between Plensant and 1st ava.—Two four story brick Sugle Flats; lots 18.9x100.10 feet each. THURSDAY Fahrmary 10 1801

feet each.
THURSDAY, Pebruary 19, 1891.
983 2d av., between 49th and 50th sts.—Three story and basement brown stone House; lot 21.4x80 feet. Maps at auctioneer's office, 69 Liberty et.

Maps at auctioneer's office, 65 Liberty et.

A.—PHILIP A. SMYTH, AUCTIONEER.
SMYTH & RYAN will sell at auction. TUESDAY, February 17, at 12 o'clock, at the Real Estate Exchange, 58-55 Liberty st..

ABSOLUTE SALE—VALUABLE EAST SIDE CORNER, AV. B AND 4TH ST.

Southeast corner: large, desirable Lot, 24x90, with three story brick Beildings with stores: terms easy.

Maps, &c., at auctioneers' office, 70 Liberty st.

Maps, &c., at auctionsers' office, 70 Liberty st.

JERE JOHNSON, JR., AUCTIONEER,
will sell at auction.

TBURRDAY, FEBRUARY 19, 1891,

REAL ESTATE EXCHANGE AND AUCTION ROOM,
Now, 50 to 65 Liberty at, New York,
THE THREE VALUABLE FIVE STORY DOUBLE
BRICK TENEMENT HOUSES,
NO. 323 EAST 74TH ST.,
NO. 324 EAST 48TH ST.,
NO. 324 EAST 48TH ST.
All this property is well rented, and investors should attend the sale. TERMS RASY, Maps and particulars from JERE JOHNSON, JR., 60 Liberty st., New York, and 398 Fulton at., Brooklyn.

PETER F. MEYER, AUCTIONEER, ADRIAN H. MULLER & SON

will sell at auction on TUESDAY, FEBRUARY 24, 1891, at 12 o'clock noon, at the Real Betate Exchange,

at 12 o'clock noon, at the Real Estate Exchange,
the eight choice and desirable four story and basement
high stoop brown stone Dwellings, with butler's pantry,
extensions and Lote,
NOS. 192, 104, 106 AND 108
WEST 66TH ST. AND
NOS. 41, 47, 49 AND 57 WEST 90TH ST.
The above Houses are cabinet finished throughout and
built in the very bost manner and well worthy an inspection to parties desiring to purchase a first class
home. Maps, &c., at the auctioneer's office, I Pine st.

PETER F. MEYER, AUCTIONEER.

THUSTEE'S SALE.

ADRIAN H. MULLER & SON

WILLIAM SOLITOR OF SALE.

ADRIAN H. MULLER & SON

WILLIAM SOLITOR OF SALE.

ADRIAN H. MULLER & SON

WILLIAM SOLITOR OF SALE.

AND SOLITOR OF SALE.

BY ORDER OF THE TRUSTEES OF

STEPHEN G. FOTTERALL, DECEASED,

the choice and valuable Property

NO. 5 CHATHAM SQUARE.

147 AND 149 FARK ROW (CHATHAM ST.),

421 FEARL ST. AND

68 AND 65 ROSE ST.

SOUTHWESTERY OF SALE.

Maps, &c., at the Auctioneers' office, 1 Pine st. Maps. &c., at the Auctioneers' office, I Pine st.

PETER F. MEYER, AUCTIONEER,
EXECUTOR'S SALE,
ADRIAN H. MULLER & SON
will seal at auction on
THURSDAY, FEBRUARY 19, 1891,
at 12 o'clock, at the Real Estato Exchange,
59 Liberty st.,
the choice and desirable Property
NOS. 245 WEST 35TH ST.
and

511, 513 AND 515 WEST S6TH ST, Maps, &c., at the Auctioneers', 1 Pine st. PETER F. MEYER, AUCTIONER,

RXECUTOR'S SALE,

ADRIAN H., MULLER & SON

Will sell at auction on

TUESDAY, PEBRUARY 24, 1891,

at 12 o'clock, at the Real Estate

Exchange, 59 Liberty st.,

the choice and valuable property

NOS. 565 3D AVENUE

Maps, &c., at the Auctioneer's, I Pine at. Maps, &c., at the Auctioneer's, I files.

PETER F. MEYER, AUCTIONEEL,
PREMEMPTORY SALE.
ADRIAN H. MULLER & SON
will sell at suction on
WEDNESDAY, FEBRUARY 25, 1891,
at 12 celeck, at the Real Estate
Exchange, 39 Liberty at.
three story and basement Mone dwelling with lot
NO. 112 WEST 47TH STREET.
Maps, &c., at Auctioneer's office, I files st.

Maps, &c., at Auctioneer's oftce, I Pine et.

PETER F. MEYER, AUCTIONEER.
ADRIAN H. MULLER & SON
will sell at auction on
TUESDAY, FEBRUARY 24, 1891,
at 12 o'clock, at the Real Estate Exchange,
50 Liberty st,
the two five story double brick and stone
Apariments, with Lots,
NOS 12 AND 14 WEST 1857H ST.
Maps, &c., at the Auctioneer's, I Pine st.

PETER F. MEYER, AUCTIONEER,
ADRIAN H. MYLLER & SON
will sell at auction, on
WEDNESDAY, FEBRUARY 25, 1891,
at 12 o'clock, at the Real Estate Exchange,
50 Liberty st.
the three story basement brick House, with Lot,
N. 78 WEST WASHINJTON PLACE,
between Macdongal st. and 6th av,
Maps, &c., at the Auctioner's office, I Pine st.

REAL ESTATE TO EXCHANGE. ATTENTION:—PIVE EXCELLENT APARTMENT Houses, near 3d av., heated, carpeted, improvements, all fluil, exchange for Lotz or sice Country Piace and little cash. Please address, with full particulars (no brokers), BANKER, 141 Haratic A SUPERB BLOCK OF FLATS, PROMINENT LOCA-ion in Hartem, about \$400,000; will trade for uneacum-cred Lots or Business Property. Audress SigMA, 324 teraid office. Herald office.

MONROE, ORANGE COUNTY, FINE RESIDENCE and nine acres; main street, only three blocks from station; unsecumbered; 80.000; exchange for City Property, ALFRED RUHLINE, 1,227 Broadway.

PROPERTY, 24 VESEY ST., WITH AN OLD ESTABlished flouor business attached; Tehoment or other New Cork City Property. Inquire of J. O'CONNOR, on the remises.

SEVERAL SMALL DWELLINGS WEST OF 3D AV. for Tenements or Lots. HUGO GORSOM, 1,476 3d av.

REAL ESTATE WAN ED. A -WANTED-FOR OUR SPRING LIST, IMPROVED and unimproved Property to let and for sale; no charge for registering. J. ROMAINE BROWN & CO., 55 West 33d st., near Broadway.

REAL ESTATE WANTED. A.-WANTED-FULL DESCRIPTIONS OF ALI kinds of Property to sant, sell or exchange, WM. E. ANDERSON & CO., 1,242 3d av. FURNISHED, UNFURNISHED DWELLINGS TO let; no charge for registering. S. VAN WINKLE & CO., 2854 East 42d st. OWNERS HAVING PRIVATE HOUSES FOR SALE send particulars to T. OLIVER CARTER, 39 Nassan st.,

LAND OWNER OR ESTATE POSSESSING LARGE tract of Ground within two hours from City Hall can communicate with old established manufacturing corporation employing 1,000 hands of most respectable class, who desire to locate their manufactory permanently outside of New York city; must be willing to share with the corporation in the natural increase of value of the land which will occur through their occupancy; no money or loans required; no agents. Address, ancy; no money or loans required; no agents. At ith particulars, CORPORATION, Herald Uptown PRIVATE DWELLING OR SINGLE FLAT, 18.9 FRONT or over; good neighborhood; about \$18,000. CASH, 1,563 8d at.

WANTED TO PURCHASE—A HOUSE OF EIGHT or nine rooms, with Grounds, within forty minutes of the city; must be healthy. Address V. H., box 109 Heraid office. WANTED TO PURCHASE OR LEASE-100X100 OR more on Broadway or 6th av., suitable for our business; send diagram, with price.
COOGAN BROTHERS, Bowery and Grand st. WANTED-FOR OUR SPRING LIST, WESTCHESTER and adjacent countles Property.
FISH BROS., 16 East 23d st. WANTED TO PURCHASE—TENEMENT OR AVENUE Property for investment. T. OLIVER CARTER, 39 Nassau st, room 10.

WANTED-A SMALL COTTAGE IN THE SUBURBS: 8500 cash, balance in mortgage. S. W. C., Post office box 3,570.

WANT TO BUY A SMALL HOUSE IN NEW YORK city: \$2,000 down, balance on mortgage; state price and location. Address M., box 119 Heraid.

WE HAVE BUYER FOR DOUBLE PLATS, WITHout steam hoat. STABLER & SMITH, Columbus av., corner 72d. TO LET FOR BUISNESS PURPOSES.
A-A-SECOND FLOOR TO LET.

21 WEST 23D ST., adjoining Fifth Avenue Hotel. Handsomely fitted up for store and office purposes.

JOHN T. WILLIAMS, SI Fulton et.

A .- LARGE NEW STORE AND WAREHOUSE TO LET on Hudson st.,
adjoining Mercantile Exchange,
six stories, elevators and steam beat.
JOHN T. WILLIAMS, SI Fulton st. A .- A .- VERY LIGHT LOFTS TO RENT,

with steam heat, power, &c., in new buildings, corner Laight and Varick sts, Hudson and Franklin sts. JOHN T. WILLIAMS, SI Fulton st. A FEW SUITES OF OFFICES TO LET

TEMPLE COURT.
APPLY to
APPLY TO RENT, IN ROOSEVELT
Organ Factory, Park av., 131st-132d sts., with unbroken
light, large Rooms, heated; power and electric light suppiled if desired; 2,000 square feet on one floor to lettogether or separately.

A FACTORY BULLDING TO LEASE.

A .- FACTORY BUILDING TO LEASE,

223 West 28th st., near 7th av.; five story and basement, 23x87; plenty daylight; lofty cellings; will lease Entire or three Floors and Basement, Incuire B. & W. B. SMITH, 220 West 20th st. A.-a.-a.-HOTEL TO RENT. Large freproof building; steam heat, elevator, &c.; 125th st., near 7th av.

Apply to

PORTER & CO.
211 West 125th st.

A-LOFTS. 18,000 SQUARE FEET EACH; NEW utiding northeast comes 13th and Hudson sts.; also rout on 14th st.; windows all sides, 300 running feet; argo skylighte, passenger and freight elevators, steam ower, every convenience; one fereman can overleok argo business here. Apoly to JOHN PETTIT, US Nassau.

A.—A.—OFFICES, BANK BUILDINGS, BEEKMAN corner Pearl st.; very light; all neat, quiet decorations, singly or en suite; from 2500; every known convenience; four minutes' waik from Post office. Apply on premises.

A.—MAIDEN LANE, 51 AND 53 (JEWELLERS' Exchange Buildings).—Offices and Floors; passenger elevator and every convenience; very low rents.

JOHN PETTIT, 93 Nassau. A.-A.-NEW SIX STORY AND BASEMENT BUILD-ing, 25x108, for rant at 342 West 14th at; store and lofts; passenger and freight elevator; steam heat; all improvements. A .- TWO LIGHT, HIGH FLOORS, 68X75, WITH

STEAM POWER, FOR CLEAN BUSINESS PURPOSES, LOW INSURANCE (NO WOODWORK ALLOWED), FROM MAY I, IN NEW FACTORY. 512 WEST 41ST ST. PLENTY OF LIGHT. ST. PLENTY OF LIGHT.

A NEW FIVE STORY AND BASEMENT FACTORY, Nos, 213 and 215 East 44th st., near 3d av., well lighted, FOR SALE OR TO LET (44x00); anitable for any manufacturing business, storage or cigars.

JOHN MURPHY, Builder, 202 East 43d st.

A -32D ST. RAST, 16.-FOUR STORY, BASEMENT and cellar, high stoop stone front, twenty-two feet wild: nuitable for business; immediate possession; open daily for inspection.

MACLAY & DAVIRS. Equitable Building, 120 Breadway.

A.—SD AV., 1,181, NEAR 60TH ST.—LARGE, LIGHT Store and Apartment; five large rooms; bath and range; rent 365; immediate possession. L. J. CARPENTER, 1,181 3d av., 41 Liberty st. A NICE STORE TO LET-NO. 1,237 LEXINGTON av. next to corner of 84th st.; good place for barber shop; steam bested, APPLY ON PREMISES.

A FOUR STORY FAUTURY IN STH ST. NEAR SD av.; splendidly adapted for light manufacturing business good light; long lease; boller and engine; rens \$1,600. 16 East 42d st. A.-19 MAIDEN LANE, -OFFICES TO RENT FROM May 1; the building will be thoroughly renewated; elevator and steam heat. Apply to CHARLES S. BROWN, 58 Liberty at.

A:-JACOB ST., 2 AND 256.
Six story Warehouse, 32x50, to lease for a term of years; alterations made to sult tenant; possession May 1.
MACLAY & DAYLES, Equitable Building, 120 Broadway. A.-BROADWAY, NEAR 14TH ST,-DESIRABLE Plot. 70x949: also Plot 44.6x94.9; will be improved to suit tenant; long lease. FOLSOM BROTHERS, 834 Broadway.

A LARGE BUILDING TO LET, NO. 813 AND 616 3D av., for hotel, market and furniture store. Inquire of owner, No. 38 West 56th at, owner, No. 38 West 56th st.

A.—3D AV., NORTHEAST CORNER 71ST ST.—LARGE
Store and Basement at a very moderate rent,
L. J. CARPENTER, 41 Liberty st., 1,181 3d sv.

A.—PACTORY LOFTS, LIGHT THREE SIDES, NEW
building; steam power, beat, elevator; chesp; large or
small; all improvements. Owner, 801 Green sich st. A FINE STORE AND BASEMENT, 761 6TH AV. near 436 st., geod stand for business; rent \$1,500; ne liquors, JAS. R. WATERLOW, 6th av., corner 50th st. AN EXCELLENT LOCALITY FOR A FIRST class grocery or dry goods store. The Brockholst Hotel, 520 Columbus av., corner 85th st.

A.-POR RENT-BUILDING ON 6TH AV., NEAR 23d st., Store 25x125 feet. Apply to JAMES FLYNN, 132 Nassau st. A LARGE STORE AND BASEMENT IN TEMPLE court, 119 Nassau st., to let with immediate possession.
RULAND & WHITING, 5 Beckman st. A PIVE STORY SUBSTANTIAL BUILDING TO let at 7 and 0 Water st, 32.5 feet front.
RULAND & WHITING. 5 Beekman st,

BULLDINGS STORES, LOFTS AND OFFICES TO let in Maiden lane, John, Pulton, Ann, Beshman, Frankfort, Rose, Nassau, William, Gold, Cliff, Fearl, Water, Front, South, Cortlandt, Dey, Vessy, Duane, Franklu, Luight, Washington, Greenwich, Hudson and Church and other streets. RULAND & WHITING, 5 Beckman 5t. BROADWAY, 239.—AN BLEGANT SUITE OF Offices; also one extra large, perfect light; immediate possession. Janitor. COLUMBIA BUILDING,

No. 29 Broadway, Nos. 2, 4 and 6 Morris at. Elegant light Offices to let in this new fireproof building; ready for occupancy April 15, 1891.

Apply on premises or to E. A. CRUIKSHANK & CO., 178 Broadway. DESIRABLE FIRST LOFT, CORNER BOWERY AND Spring st., 25x10x40x100, with or without power; light three sides; four show windows,
FÜLSOM BROTHERS, 834 Broadway, DESKROOM TO LET, CORNER OFFICE, BROAD-way, near Cortlandt st, Address, for particulars, C., box 304 Herald. DESIRABLE STORES, LOFTS AND OFFICES, ALL parts of the city. FOLSOM BROTHERS, 834 Broadway, near 13th st. ELEGANT SHOP, LOT 50X100, LIGHT ALL around, with steam power, 75 and 77 Cannon st., New York. FACTORY, 510 TO 514 WEST 34TH ST., SIX STORIES and basement; engine and boller; fine light; low rent or for sale. WM. C. WALKER'S SONS, 2981/6 Broadway. FIVE STORY FACTORY, 50X50; WILL LET WHOLE or part; Spring, near Bowery, TRUMPY, 336 Broome at.

GREENE ST., NEAR HOUSTON.—A FOUR STORY and basement Building, 25x100, light lofts; rent reason-able; immediate possession, FREEDMAN BROS., 332 Canal st.

FREEDMAN BROS., 332 Canal st.

LOFTS-615 TO 625 WEST 52D ST.,
10,000 aquare feet to floor,
very light, all power required,
elevators and hest;
rents reasonable to good tenants.
Apply to ungineer on premises
or JACOB NEW.
74, 76 Greene st., or 518 West 55th st.

LOFTS WITH STEAM POWER: 6,000 SQUARE
feet and smaller; now building, Hudson, corner Gansevort st.; steam heat, all improvements. Inquire on
premises or THE HALL STEAM POWER CO., 211 Centre st. LOFTS TO LET; 25X110 PERT, HIGH CEILINGS; good light; elevator. N. X. SARVEN WHEEL CO., 101 Howers. EARGE, LIGHT LOFT, 25X90, WITH POWER AND holss, Sist at, near 6th av.
THOMAS & ECKERSON, 35 West 30th st. LOFTS-LARGE, SMALL, WITH STEAN POWER TO suit. 310-316 East 75th st. Also Ground Floor.

LOFTS TO LET-60X50; BEST OF LIGHT ON three sides. 521 to 528 West 45th st.

three sides. 521 to 528 West 45th st.

LARGE, LIGHT STORE AND BASEMENT; 331 AND
333 Bowery. WM. C. FLANAGAN, 53 Bond.

NO. 20 VESEY ST.—TO LEASE FOR A TERM, THE
four Lofts; suitable for business requiring light; building 25x100. Address
ISAAC J. GREENWOOD, 171 West End av., N. Y.

NASSAU ST., NEAR FULTON ST.—UPPER LOFT TO
let; immediate possession; fine light.

E. A. CRUIKSHANK & CO., 176 Broadway.

E. A. CRUIKSHANK & CO., 176 Broadway. NINTH AV., NO. 705, NEAR 48TH ST.-DOUBLE window Store, suitable for groceries, drugs or liquors.

TO LET FOR BUSINESS PURPOSES. ONE OR TWO LOFTS, 50X50, WITH OK WITHOUT woodworking machinery and power; light all sides; low navrance; suitable for wood workers; finest lofts in city; ow rent. 18 East 42d st.

DIANO MAKERS.—HANDSOME PLATE GLASS show window Store, 60 test deep at 110 East 23d at.; \$1,500.

G. E. DISBROW. 56 East 23d at. PLATE PRONT STORE, WITH FOUR ROOMS, bakery or other business; rent low. 528 East 18th at. STORE AND BASEMENT TO LEASE, 42D ST. NEAR bth av.; reasonable rent. FOLSOM BROTHERS, 834 Broadway.

STORES TO SERVICE STATE OF SERVICE STATE OF STAT E. A. CRUINSHANK & CO., 176 broadway.

STEAM POWER-PLOORS 25X50 AND 25X60; BLEvator; steam heat; low insurance. 54 Ruigers at.

TO LEASE-A FACTORY BUILDING IN 16TH
ward, complete, with boiler, engine, shafting and pulleys, and steam heating, water and gas pipes; immediate
possession; also 16 Lots of ground and Factory Buildings in the 22d ward, with water from and private pler
on the Hudson River: buildings will be altered to sait
tenants. Apply to owner, 430 West 16th at.

TO LEASE-BUASDABLE TERMS. SPANOUSE tenants. Apply to owner, 450 West 16th st.

TO LEASE-REASONABLE TERMS. SPACIOUS
Store, Canal, near Broadway: entire Building, six story
and basemont. Fearl st., Bulkhead, 90th st. and North
River: excellent location for restaurant and fluors,
Canal st., near Broadway.

J. JULIAN HALL, 290 Broadway.

TO LET FROM MAY I, WITH OR WITHOUT POWER-Second and Third Floors, 88x80: asparately or together; about 5,000 feet each, in extra strong building, Nos. 21, 23 and 25 Bethune st.; light on three sides, steam heat elevator and low insurance. Apply on premises.

TO LET IN FLOORS-THE FINEST FACTORY BUILDING IN THE CITY, 42 TO 50 WEST 67TH ST.; LARGE, LIGHT FLOORS; ROOM SQUARE FERT OF SPACE ON EACH FLOOR; AMPLE STEAM POWER; GRINNELL SPRINKLER; INSURANCE ONE PER CENT.

CENT.

TO LET—A FACTORY, WITH 80,000 SQUARE FEET, five floors and basement, or small and large Lefts; all power required; Otis elevator, steam heated and well lighted, 418 Rast 91st st.

TO LET OR LEASE—STORE AND BUILDING southwest corner of 8th av. and 71st st.; is now and has been occubied for years as gents 'turnishing; possession May 1. Apply to COOGAN BROS, However, and Grand st.

TO LET—ONE LOWE SOUTH STREAM POWER HEAT.

TO LET-ONE LOFT, 50X75, STEAM POWER, HEAT and elevator; two Lofts, 40x50, steam, heat and powor. 438 West 424 st.

TO LET-OFFICES, ALL SIZES, ADJOINING UITY Hall square; good light, elevator, steam heat. Flease apply from 18, 21 and 23 Centre st. TWO STORES WITH CELLARS, FORMING AN L. from 1,208 Broadway to 34 West 30th st.

J. CEZILLY, 1,208 Broadway. J. CEZILLY, 1,208 Broadway.

TO LET-103 EAST 14TH ST., PARLOR FLOOR Store, also part of jewelry store for watchmaker. TO LET-TWO LOFTS; GOOD LIGHT; RENT LOW; immediate possession. J. E. RODNEY, 71 Variet at.

TO LET-599 BROADWAY, FIRST LOFT, 25X6S. HANNUM, room 5. 10 EAST 16TH ST., BETWEEN 5TH AV. AND UNION square.—Desirable Store, fine show window, steam heat, gas, electric light. Apply on premisus.

44TH ST., EAST, 265,—TWO UPPER LOFTS, 24X70; light all around; steam heat, elevator; moderate rens. 834 BROADWAY, NEAR 13TH ST .-- OFFICES TO let; elevator; steam heat; \$120 to \$480 per annum.

DWELLING HOUSES TO LET. Furnished.

A LARGE HOUSE TO LET. FULLY. HANDSOMELY fornished: a House convenient to "L" station; filed with lodgers; low rent: Furniture sacrificed for quick sale.

S. C. LELAND & CO., 56 West 34th st. A FULLY FURNISHED TWENTY FOOT THREE story Dwelling to rent to small family adults; 75th st., near West End av.: reforences required.
STABLER & SMITH, Columbus av., corner 72d st. FURNISHED OR UNFURNISHED HOUSE, 30 rooms, near Madison square; possession. Apply on premises, 69 Madison av. FURNISHED HOUSE, \$75; SEVEN ROOMS AND hath; desirable neighborhood. 158 West 83d st.

Unfurnished. DESIRABLE DWELLINGS TO RENT FROM \$600 TO \$2,500. APPLY TO WM. S. ANDERSON & CO., 1,242 3d av.

A THREE STORY AND BASEMENT HIGH STOOD brick House, 155 East 114th st.; all improvements, in perfect order, decorated and mantel mirrors; possession new; ront 5800; concessions to May 1; keys next door Owner, 251 East 33d st, (cigar factory). A.-225 EAST 65TH ST.-MODERN THREE STORY brick Dwelling; every improvement; rent \$1,250; re stricted block L. J. CARPENTER, 41 Liberty st.; 1,181 3d av. A THREE STORY AND BASEMENT BRICK HOUSE, 455 West SSd st., 11 rooms; all improvements; just put in thorough order; rent \$55 month; possession. JAMES R. WATERLOW, 6th av., corner 50th st. A MODERN FOUR STORY 18 FOOT WIDE HIGH stoop private Dwelling; cabinet, parlor mirrors, fur-nace, decorated; \$800. WILCOX & SHELTON, 245 West 125th. A GREAT OPPORTUNITY.—LARGE, PEOSPEROUS Boarding House on 20th st., west of 8th av., to let. Ap-ply LORD'S dyeing offices, 111, 113 8th av. A.-133D ST., NEAR LENOX AV.-THREE STOIY Frick, 16.8x50; 10 rooms; immediate possession; real 800. POBTER & CO., 211 West 125th et

brick, 16,8200; 10 Forms, 11 West 125th et \$800.

A.-126TH ST., NEAR 5TH AV.-VERY DESIRABLE three story brown stone, 18,2850, 10 rooms, \$1,200.

PORTER & CO., 211 West 125th st.

CORNER HOUSE, FOUR STORY, \$1,500; ONE block from Grand Central Depot; perfect order; possession; others, \$1,300 npward.

LUBLOW, DAY & CO., 54 West 31st.

DESIRABLE HOUSES, UNFURNISHED AND FUHnished, all parts of the city.

FOLSOM BROTHERS, 834 Broadway, near 18th st. FLATS AND HOUSES, ALL PRICES. STEVENS, Oth av., corner 93d; 9th av. and 104th; Boulevard.cor-ner 88th.

ner 88th.

HARLEM HOUSES, 8720 UP, ASTOR, BRUSH, EIG-gins, King, Sayre, catates.

WILCOX & SHELTON, 245 West 125th WILCOX & SHELTON, 240 West 120th
TO LET—A THREE STORY AND BASEMENT
brown stone House, high stoop, at No. 170 East 93d it.;
house is in perfect order, decorated and has all modern
improvements; can only be seen with a permit, which
can be had at No. 25 East 92d st.; rent moderate. TO RENT UNFURNISHED-40TH ST., NEAR 57H av., four story high steep brown stone, with three stay extension, 25x95x100; ranc 54,100. RICHARD V. HARTNETT & CO., 71 and 73 Liberty at 18TH ST., NO. 220.—A THREE STORY AND BASE-ment brown stone Dwelling; only \$1,200; immediate possession. ARTHUR GORSCH, 1,476 3d av., new Eighty-fourth street station.

G2D ST. 113 EAST.—THREE STORY AND BASE ment brown stone, perfect order; rent moderate. 11 to 2.

To3 EAST 71ST ST.—FOUR STORY HOUSE, 20X55X 100 feet; will lease to a desirable tenant at \$1,8 0; possession April 1. Permits of T. A. BURNETT & CO., 709 Madison av.

FURNISHED ROOMS AND APARTMENTS
TO LET.

1.—BLEGANTLY FURNISHED PARLOR, BEDROOM and Dressing Room; private ball, bath, heat; conthern exposure; select location. First corner flat, 75 West 51st st. 1 PLEASANT, LARGE SUITE, SECOND FLOOR; ne closets; special inducements to permanent parties, 6 West 35th. 1.—SUITES OR SINGLE ROOM; PRIVATE BATH; near Manhattan Club. R. A. DALLEY, 74 West 35th.

3D ST. 347 EAST.—THREE ROOMS ON FIRST floor, furnished, with all convaniences for housekeeping, to comple without children; rent \$25 month; reference required. 4TH AV., 259, 261.-FURNISHED ROOMS FOR GEN-emen; restaurant attached.

9TH ST., 314 EAST, NEAR 2D AV.—TO LET, ELE-gant newly furnished Rooms, suitable for two gentlemen or married couple; house strictly private. or married couple; nouse strictly private.

11TH ST., 54 FAST, NEAR ST. DENIS HOTEL.—
Desirable, furnished, large, small Rooms; references.

14TH ST., 227 EAST, THE GRENVILLE.—HANDsomely furnished Suite Rooms, piano; also single
Rooms; reasonable. Janitor's bell. 18TH ST., 286 EAST,-LARGE HALL ROOM TO 18TH ST., 311 EAST .- A NICELY FURNISHED ROOM to let; private house. 21ST ST., 59 WEST.-NICELY FURNISHED ROOMS, large and small; terms moderate; hear 6th av.; house onlest

quiet.

22D ST., 314 WEST.—BEAUTIFULLY F RNISHED large Room; physician's private house; references; gentlemen preferred; very moderate.

24TH ST., 46 WEST.—LARGE FRONT ROOM, HOT and cold water, reasonable; small Rooms, running water, \$2 50.

water, \$2.50.

24TH ST., 14 EAST (MADISON SQUARE).—DESIRable hall Bedrooms to let, furnished.

25TH ST., 259 WEST.—NICELY FURNISHED square front Room; hot and cold water; ample closets; housekeeping privileges.

27TH ST., 110 EAST, NEAR MADISON SQUARE.—Handsomely furnished Parlor, Bedroom, large and small Rooms; private house.

25TH, 42 NEAR BROADWAY.—COMFORTABLE hall Room, healed, hot and cold water; bath on floor; \$3.50 upward; convenient principal hotels, restaurants, elevated station; gentlemen. 28TH, 327 WEST .- HANDSOME NEWLY FURNISH-ed large front Parler; also large Room, with excellent accommodations for housekeeping.

28TH ST., BETWEEN 8TH AND 9TH AVS.—LARGE Room: heater, closets, bath privilege; \$4. Inquire Sun-day Union office, 7 Barclay st. 38TH ST., 202 WEST.—LARGE, HANDSOMELY FUR-nished Réom, one flight; bath, heat every convenience; broakfast it desired. SOTH SY., 282 WEST,-NIURLY FURNISHED ROOM and Bedroom, housekeeping, \$5; single Rooms, \$3.

41ST ST., 118 WEST.-HANDSOMELY FURNISHED, args, heated Room, one or two gentlemen; refined prilarge, heated koom, one of two gentlemen; refined private family.

41 GREENWICH AV.—THIRD FLOOR OF FIVE Hightrooms in private house. Ring two bells.

42D ST., 27 WEST.—ELEGANT ROOMS, WITH BATH, on first floor; breakfast; Bachelor Apartments.

55TH ST., 27 EAST.—NEWLY FURNISHED HOUSE, second, third shoors, furnished or unfurnished; single Rooms; Beard optional.

65TH ST., 171 EAST.—PLEASANT, HANDSOMELY furnished from Room, snitable for two gentlemen; private family; also half Room; bath, gas, &c. WOOD.

86TH ST., 116 EAST.—LARGE ROOMS, HANDSOME-ly furnished, all modern conveniences, gentlemen or two, 53 upward.

Two, 53 neward.

1887H ST., WFST.-FURNISHED ROOM IN PRIvate bouse; all convoniences; southern exposure; near "\1" station; gentlemen only; references. OWNER, 178 Harald office.

A FURNISHED ROOM TO LET IN A PRIVATE family. Address Mr. RANSDELL, 106 East 67th st.

FURNISHED ROOMS AND APARTMENTS TO LET. LEXINGTON AV., 57, FRIVATE FAMILY -FUR

UNFURNISHED ROOMS AND APART-MENTS TO LET. 102D ST., TO WEST.—NOW READY. ONLY THREE eft; hurry up to get the finest Flats with all improvements; halls heated. See janitor. APARTMENT TO LET ON 54TH ST., NEAR MADI-Son av.; finest block in city: rent 8000; immediate pos-session. E. A. CRUIKSHANK & CO., 176 Broadway. NOS. 16 AND 18 WEST 185TH ST.—FINEST FLAT-in city: cheap rent; free to March 1; all improvements; halls boated. Apply jantor.

FLATS. To Let-Furnished.

FLATS COMPLETELY FURNISHED WITHOUT REquiring cash deposit; only \$2 weekly necessary. MANU-PACTURER'S AGENT, 102 West 25th. WHOLE OR HALF FURNISHED FLAT FOR housekeeping; steam beated; handsome block, BLAKESLEE, 100 West 64th st. To Let-Unfarnished.

To Let—Unfarmished.

A.—

GRENOBLE, STRII ST. AND THE AV.
A handsome small apartment large, light rooms.
ASTOR. 28 AND 30 WEST 128TH ST.
Two Apartments, nine rooms, steam beat, slevators, \$40 and \$52.

A few choice cabinet inished seven room and bath
Aspartments from \$50 per month.

MAYFLOWER, 307 WEST 128TH ST.
Six rooms and bath, decorated, all light; one Apartments room \$50 per month.
JEFFERSON, 277 AND 279 WEST 127TH ST.
Five rooms and bath, steam heat; rent \$25 per month.
The above are the cheapest in the city for what is of fered; examine. Apply to junitor, or
GRENOBLE, 57TH ST. AND 7TH AV. ANY ONE ABOUT TO RENT AN APARTMENT

BROCKHOLST HOTEL

Apartment House, Soth at and Columbus av.

A new departure; a great success; only four satiss left out of 35; from three to nine rooms each; with or without kinchen; unfurnished.

RESTAURANTS, BARBER'S SHOP, &C., elegantly appointed, all in house; magnificent marble and only entrance hall; passenger and freight elevators run all night.

The privacy of a home, with all the conveniences of a hotel, at the price of an ordinary flat. Nothing like them in the city.

A.—
THE MONTANA.
No. 35 Mount Morris av., corner 124th st.,
fronting west side of Mount Morris Park.
STRICTLY FIREPROOF AND FIRST CLASS;
STEAM HEAT AND ELEVATORS;
seron to nine large rooms, all light; cabling trim and hardwood floors; bathrooms and hall stiled; handsomely decorated; rents \$1,000 to \$1,400; 2D per cent less than any other first class apartments in the city; sise large, handsome Studio and Bachelors' Apartment.

Gwner on premises. Send for pamphlet.

Sist at. one block from "L" station. adjoining private residences, handsomest Plats, latest design, separate servants' stair, door service, all hardwood, steam heated, seven rooms and bath; unequalled for the rental, \$75 to \$65.

L. FROEHLICH, 1,352 Amsterdam (10th) av., corner 81st HOFFMAN ARMS. fireproof apartment building. corner of Madison av. and 59th st. Choice Apartments, \$1,400 to \$1,800.

Two elegant corner Apartments, 100 feet, fronting east and south, \$2,300 and \$2,400.

Apply to FRANK HARDY, Manager.

A.-A.-A.

THE MARLBOROUGH,
358 and 380 West 58th st.

A few choice Apartments to lease,
Ereproof building,

steam heated, two passenger elevators, colored attendance; rent 850 to 870 Apply to apperintendent,

(ABSOLUTELY FIREPROOF),
127 West 58th st.,
centre of block, between 6th and 7th avs.,
is the most exquisite apartment house in the city and
only recently completed; now ready for occupancy; inspection invited; agenta in building. spection invited; agents in building.

ATTENTION OF PHOSE DESIRING ACOMFORTAble Apartment, with polite and careful attendance, is directed to No. 201 East 68th at, and the algoining buildings; the flats contain six and seven rooms, large and
well arranged; rent 830 to 840 per month.

L. J. CARPENTER, 1,181 3d av., 4 Liberty st.

A. BOGAR APARTMENT HOUSES. A. Elegantly decorated steam heated Apartments of six to sight rooms and bits; janitor and hall boy attendance; every convenience for moder homes. GEO. C. EDGAR'S SONS, 78 West 94th st.

GEO. C. EDGAR'S SONS, 78 West 94th st.

A.—

BY A.—

B

Janitor.

A.-A.THE SHERMAN,
NOS. 155 TO 161 WES? 48TH ST.
Seven rooms and bath; newly decorated; cabinet finish;
heat, elevator. Superlatendent on the premises.

"NUMBER EIGHTY MADISON AV." A handsome Apartment to rent.

A.-TO LET. REAUTIFUL CORNER FLAT, HANDsomely decorated; only one left; six large rooms and bath; only \$87; liberal inducements. Apply to LUP-FER, 2,155 oth av., near 1824 st.

ALEXANDRIA, 51ST ST. AND 6TH AV.—DESIRA-ble Flats, seven rooms, dec; steam heated; all in fine order; rents \$50 to \$55. JAS. R. WATERLOW, 6th av., corner 50th st. AT THE UNION, 117 WEST 58TH ST.—DESIRABLE Flats, seven and eight rooms; all in good order; private halls, dc.; rents \$3.10.850, AS, R. WATERLOW, 6th av., corner 50th st. A .- ONE ELEGANT SUIT OF APARTMENTS IN the Alcasar, 120 East 86th st.; eight large rooms and bath; elevators; steam heat; coal for range. AT 940 STH AV., ONLY TH EE BLOCKS FROM Central Park.—Desirable Flats, six rooms, \$28 to \$30 month. JAS. R. WATERLOW, 6th av., corner 50th st.

A VERY DESIRABLE APARTMENT TO LET IN THE Essex, No. 35 West 61st st.; close to elevated. Inquire of janitor or POWER, 520 Columbus av. BEL AIR FLATS, 114 to 122 WEST GIST ST-BE-fore deciding look at these coney Flats; only a few va-cancles; two blocks from Contral Park and Sixth and Ninth avenue "D" reads; refined and gontest; rent about 355, Inquire edice, 113, basement. K. B.-Please note above numbers.

DESIRABLE CORNER FLAT, SEVEN ROOMS, oath; five rooms facing street; \$45. Janitor, 46 West 62d EMMA FLATS, 306 TO 314 EAST 110TH ST,—NEW, elogant, light, nine rooms; all steam heated. Inquire between 11 and 20 clock.

ELEGANT SINGLE FLATS—EIGHT LARGE LIGHT rooms and bath; all steam heated; no shafts; all improvements. Janitor, 68 and 70 East 122d st.

ELEGANT, LIGHT, STEAM HEATED, DECORATED partments, near Central Park; terms liberal. 38 West ELEGANT FIRST FLAT, STEAM HEATED; IN FINE building; #08 West 57th st.; rent #55. See janiter.

FRANKLIN.—HANDSOMELY DECORATED FLATS, soven rooms, 55 East 11th st, halls heated; all medern improvements; \$45 to \$53.

FULSOM BROTHERS, 824 Broadway.

FLATS OF SIX ROOMS AND BATH: ALL IMprovements; 140 West 38th st, near Broadway; routs \$50.

FLATS AND APARTMENTS, UNFURNISHED AND furnished, all parts of city.

FULSOM BROS. 834 Lroadway, near 12th st.

FULSOM BROS. 834 Lroadway, near 12th st. FLAT OF SEVEN ROOMS AND BATH; ALL IM Provements; good neighborhood; \$522. THOMAS & ECKERSON, 25 West 30th at.

SINGLE FLATS,

Nos. 6 to 12 East 86th st.,

seven large rooms and bath,
cabinet finish;
steam heat, all improvements;
remts 840 to 850,

Apply to janitor.

Apply to \$50.

Apply to janitor.

SINGLE FLAT. SIX ROOMS AND BATH, IN FIRSt class order, East 62d st.; private block; rent 820.

B. O'HARA, 1,145 2d sv.

STEAM HEATED FLAT OF SEVEN ROOMS AND bath, handsomely decorated, all improvements: \$43.

THOMAS & EGRERSON, 35 West 50th st.

TO LET! TO LET!!

Only few left of those handsome Flats, consisting seven large rooms: corner and street Houses, handsomely decorated, papered, steam heated; excellent location; two blocks elevated station; elevator at station takes plesengers, rents Corner Flats reduced, making them cheaped in city; reats \$58, \$67.50; from 30. Bath of the state o

JAMES R. WATERLOW, OH MY, COTHER SOIN SI,
97H AV., NO. 703, NEAR 481H ST.-ELEGANT NEW
Apartments; large, decorated rooms; \$13 to \$20.

HOTH AV., \$2D AND 58D STS.-ELEGANT FLATS OF
four and 5ve rooms; bath, steam heated, hot water, stationary tubs, dumb waiter and all improvements; rents
from \$14\$ upward; can be seen any time. Apply to janitor, 502 West 536 st.

Nor, SOC West 55d st.

36TH ST. 363 WEST, BETWEEN STH AND STH
ave.—Third and Fourth Flats, \$23 and \$22; four light
rooms and bath; finely decorated; parlor hoaters; svary
improvement; also basement, all improvements; \$10,
Janitor. 184TH ST., 14 WEST.-FIRST, FOURTH FLOORS, five rooms, bath; all improvements; good order; rent low. low.

§27.—REFINED HOME FOR RESPECTABLE adults: every improvement; month free. Owner's private rasidence, 443 West 34th st.

Wanted. WANTED TO RENT-UNFURNISHED FOUR TO six light room Flat; ront from \$20 to \$50; must be north of 100th st., in excellent neighborhood, Address W. K., box 392 Herald.

box 39% Herald.

WANTED IMMEDIATELY—A COMPLETELY FUR-nished Flat, with bath, above 14th st.; rent about \$45 per month. Address J. K., 184 Herald Uptown.